



CITY OF BEAVERTON  
Community Development Department  
Development Services Division  
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## TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

**Date of Notice:** OCTOBER 7, 2004

**Case File No. /Project Name:** LD2004-0018 & ADJ2004-0004 Olympic Homes Cambray Subdivision

**Summary of Application:** The applicant requests Land Division-Preliminary Subdivision approval for the creation of twenty (20) lots and two (2) tracts from the existing parcels which total approximately 4.47 acres. The applicant proposes to create lots with an average size of approximately 6400 square feet each. The applicant is also requesting approval of a Minor Adjustment application for the creation of one of the parcels with a lot depth that exceeds the lot width by more than 2.5 times. The proposed parcel is approximately 55 feet wide and 151 feet deep. This proposal does not request an increase of more than 10% of the Code standard and therefore qualifies as a Minor Adjustment. The applicant is also proposing a water quality treatment swale and wetland buffer area, to be placed in separate tracts.

**Due Date for Written Comments:** October 22, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

**Staff Planner:** Laura Kelly **Phone Number:** (503) 526-2548

**Facilities Review Committee Meeting Date:** October 27, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

### Site Description:

Map & Tax Lot Number: Map 1N131CD Tax Lots 5700 and 5800

Site Address: SE corner of NW Walker Road and NW Cambray Street

Zoning: Urban Standard Density Residential (R-5)

Neighborhood Association Committee: Triple Creek

**Applicable Development Code Approval Criteria:** Section 40.03 Facilities Review Committee, Section 40.45.15.3.C Preliminary Subdivision, Section 40.10.15.1.C Minor Adjustment

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.